

# St. Augustine, Florida

## The Department of Veterans Affairs Seeks Expressions of Interest for approximately 1.5-3 Acres of Land in St. Augustine, Florida

**Description:** The Department of Veterans Affairs (VA) is considering entering into a license agreement for land to house 13,000 net usable square feet (NUSF) of temporary modular trailers and 80 parking spaces to house the St. Augustine Community Based Outpatient Clinic (CBOC). VA seeks this license for one year firm with three one-year options. VA is seeking approximately 1.5 – 3 acres of land and the land must be available for immediate use. Minimal site work or site modification is preferred.

**Delineated Area:** To receive consideration, submitted land parcels must be located within the delineated area which is bound by the following roads or must front on any of the following roads:

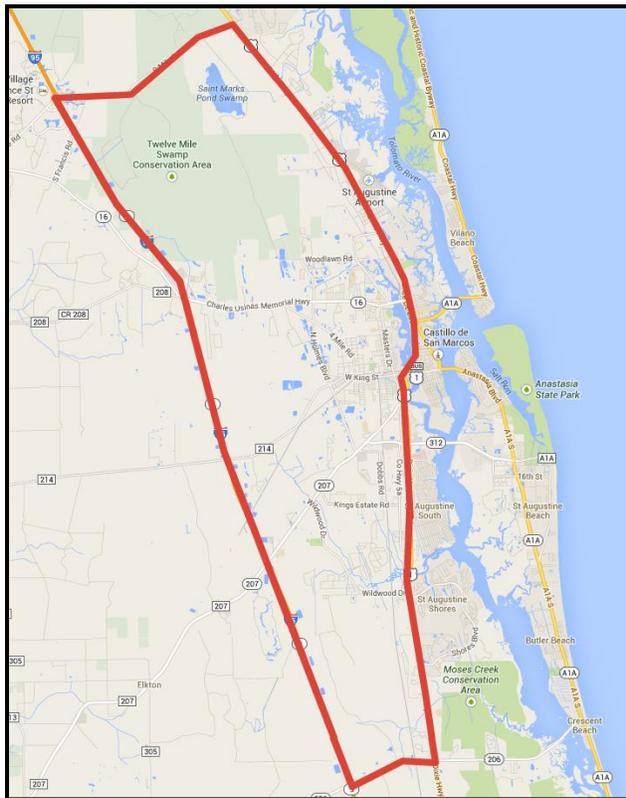
North: 9 Mile Road/ International Golf Parkway

South: State Road 206

West: Interstate Road 95/ Holmes Road

East: Dixie Highway/ US Route 1

The following map of the delineated is provided for further clarification of the boundaries of the delineated area.



**Expressions of Interest:** Expressions of interest must be submitted in writing and should include:

- 1) Land location and address
- 2) Acreage available
- 3) Evidence that the governing jurisdiction allows for the operation of an outpatient clinic at the offered location (zoning)
- 4) Current state of the land, such as occupied or vacant and details regarding circumstances
- 5) Date of land availability
- 6) Rental rate per acre
- 7) Access and proximity to public and major transportation routes
- 8) Distance from existing CBOC located at 1955 U.S. 1 South, St. Augustine, FL 32086
- 9) Site aerials
- 10) Location of closest utilities if none onsite
- 11) Describe any future development affecting the property including neighboring projects and road/public utility line construction
- 12) Verification of 100 year flood zone or 500 year flood zone status
- 13) Information on land ownership and evidence that offeror currently owns and controls the property
- 14) Environmental issues known to exist on the site and any remediation efforts to taken or to-be-taken.

These factors will be used along with proposed price in evaluation of sites to determine a preferred location.

**Note:** The VA will pay no more than the appraised fair market rental value for the land license.

All interested parties should respond to this announcement no later than November 21, 2014. Interested offerors (owners, brokers, or their legal representatives) should **submit electronically** information no later than **November 21, 2014, at 4:00 PM EST** to Allyson Lee, Project Manager at [Allyson.Lee@va.gov](mailto:Allyson.Lee@va.gov). Please include: name of firm, name of contact person, address, phone and fax numbers and e-mail address.

**The VA will not pay for any costs incurred as a result of this advertisement.**